

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 12, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-12131 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal construction on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 03/01/06, except as amended by conditions herein.
3. A Waiver of the perimeter and parking lot landscaping is hereby approved. In that area to be disturbed by City action, a temporary landscaping plan shall be submitted to the satisfaction of the Planning and Development Department.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards, if utilized, shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. All lighting shall be directed away from residential properties or screened, and shall not create fugitive light on adjacent properties.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Site development to comply with all applicable conditions of approval for Z-0026-92 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed temporary parking lot on a portion of 77.08 acres at 1001 South Valley View Boulevard.

EXECUTIVE SUMMARY

The proposed temporary parking is intended to be in use for a period of five years, and will be removed after it is no longer needed. The parking lot will serve as supplementary parking for employees and construction workers on the Water District property. The parking lot will not require any new curb cuts on Valley View Boulevard or Alta Drive, and access to the lot will be from the interior of the Water District property. As the parking lot is temporary, the interior parking lot landscaping waiver is supported; however, Staff does not support the waiver of the perimeter landscaping requirements as this element can be added as a permanent part of the development of the site and will be required with the construction of new buildings on the site.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 07/01/92 | The City Council approved a Rezoning (Z-0026-92) to C-V (Civic) on this site as part of a larger request. |
| 03/03/93 | The City Council approved a Plot Plan Review [Z-0026-92(1)] for the Water District office on a portion of the subject site. |
| 03/23/00 | The Planning Commission approved a Site Development Plan Review for a 4,032 square-foot child care center in three modular buildings on a portion of the subject site. |
| 07/10/97 | Staff administratively approved a Site Development Plan Review [Z-0026-92(2)] to permit the construction of a 75,248 square-foot office building on a portion of the subject site. |
| 04/27/06 | Staff administratively approved this application for a proposed temporary parking lot consisting of 864 spaces with waivers of the perimeter and parking lot landscaping requirements. However, the applicant did not agree to all of the conditions of approval. |
| 06/08/06 | The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #23/stf). |

B) Pre-Application Meeting

02/14/06 At the pre-application conference, it was noted that the temporary parking lot could be reviewed administratively in accordance with the previous approvals for the site. The applicant was requested to provide a landscape buffer abutting the public streets, and to provide parking calculations for the amount of parking that would be lost during construction.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 77.08 acres

B) Existing Land Use

Subject Property: Water District Use
North: Water District Use
South: Retail Use
Office Use
East: Single-Family Residential Use
West: Single-Family Residential Use
Retail Use

C) Planned Land Use

Subject Property: PF (Public Facilities)
North: PF (Public Facilities)
South: SC (Service Commercial)
O (Office)
East: DR (Desert Rural Density Residential)
West: L (Low Density Residential)
SC (Service Commercial)

D) Existing Zoning

Subject Property: C-V (Civic)
North: C-V (Civic)
South: C-1 (Limited Commercial)
C-D (Designed Commercial)
East: R-E (Residence Estates)
West: R-1 (Single Family Residential)
C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated PF (Public Facilities) on the Southeast Sector Land Use Map of the General Plan, which allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other use considered public or semi-public such as libraries and public utility facilities. The proposed temporary parking lot for the Water District is consistent with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Special Overlay District	X	
Airport Overlay District	X	
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Airport Overlay District

The subject site is within the boundaries of the Airport Overlay District, as shown on the North Las Vegas Airport Overlay Map. The proposed construction will not be subject to the requirements of the Overlay District.

PROJECT DESCRIPTION

The applicant proposes to construct a temporary asphalt parking lot with a total of 864 spaces on a vacant portion of the Water District site. It is anticipated that the parking lot will be in use for a period of five years, and will be used to accommodate employee parking while various construction projects take place on the larger Water District property. The parking lot will only be accessed from within the Water District property, and no access will be provided from the public streets abutting the site. As the lot will eventually be removed, the applicant has requested that parking lot landscaping requirements and perimeter landscape buffer requirements be waived.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis. The site plan depicts the

parking lot at the northwest corner of the site, with a setback of 30 feet from Alta Drive and a 21-foot setback from Valley View Boulevard.

A2) Residential Adjacency Standards

While the subject site immediately abuts a single-family residential neighborhood to the east, no structures are proposed as part of this development plan, and Residential Adjacency Standards are not applicable.

A3) Parking and Traffic Standards

The proposed temporary parking lot will provide supplemental parking on the site, and is not required to address parking deficiencies. Consequently, a parking analysis is not necessary at this time. A parking analysis will be required for any new construction on the site that requires the temporary or permanent removal of any parking spaces.

A4) Landscape and Open Space Standards

As previously indicated, Title 19.06 development standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis. The following table compares the landscape requirements of Title 19.10 and 19.12 with the submitted site plan:

Standards	Title 19.10 and 19.12		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	144 Trees	0
Buffer:			
• Min. Trees (Alta)	1 Tree/30 Linear Feet	18 Trees	0
• Min. Trees (Valley View)	1 Tree/30 Linear Feet	21 Trees	0
• Min. Zone Width	15 Feet		21'-30'

No trees will be provided within the parking lot area, as the parking lot is a temporary facility. The buffer areas adjacent to Valley View Boulevard and Alta Drive are to be 21 feet and 30 feet in depth, respectively; however, no trees or landscape materials are shown in the buffer area.

B) General Analysis and Discussion

- Zoning

The proposed parking lot is an allowable use in the C-V (Civic) zoning district, as it serves the Water District facility.

- Site Plan

The site plan depicts the temporary asphalt parking lot at the northwest corner of the subject site. Access to the parking lot will be from two on-site entrances that connect to the internal driveway system on the Water District property, and no new curb cuts will be constructed on Alta Drive or Valley View Boulevard. The layout of the parking lot conforms to the dimensional standards listed in Title 19.10.

- Landscape Plan

The applicant has requested that no interior parking lot landscape be required, as the lot will be removed in approximately five years. While buffer areas are shown adjacent to Valley View Boulevard and Alta Drive, no landscape materials are shown in the buffer area. It is required that shade trees be planted at 30-foot centers within the first 15 feet of the buffer area in accordance with the City's adopted commercial and institutional development standards. As a minimum 15-foot buffer area will be required along the street frontages for future development, the installation of landscape materials at this stage of the development would likely remain for future stages of development. In addition, the shade trees would compensate for the lack of interior parking lot landscaping, and would assist in shielding the parking lot from view of the residential properties to the west.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **"The proposed development is compatible with adjacent development and development in the area;"**

The proposed parking lot is compatible with the Water District facilities and with development in the area except for the lack of perimeter landscaping.

2. **"The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed development is generally consistent with the General Plan and Title 19 requirements. The provision of trees in the buffer area along Valley View Boulevard and Alta Drive would be more consistent with commercial and institutional development standards.

3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”

As the parking will only be accessible from within the Water District property, access and circulation will not impact adjacent roadways or neighborhood traffic.

4. “Building and landscape materials are appropriate for the areas and for the City;”

The parking lot will be surfaced with asphalt so as to provide dust control and protect air quality. No landscaping is proposed in conjunction with the development request and the waiver from the perimeter landscaping requirements is not supported.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

No buildings will be constructed as a result of the submitted development plan.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The design of the project would better serve the public health, safety and general welfare with the provision of landscaping along the perimeter of the site.

PLANNING COMMISSION ACTION

There were two speakers in opposition at the Planning Commission meeting. The Planning Commission changed condition #3.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 459 by Planning Department

APPROVALS 0

PROTESTS 0